



Community Profile

Rings: 1, 3, 5 mile radii

6574 N State Rd 7 Suite 445, Coconut

Latitude: 26.3106

Longitude: -80.20131

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	9,734	108,178	296,441
2020 Total Population	12,070	118,265	334,268
2020 Group Quarters	0	305	4,511
2022 Total Population	12,169	119,589	339,442
2022 Group Quarters	0	305	4,511
2027 Total Population	12,100	120,528	341,416
2022-2027 Annual Rate	-0.11%	0.16%	0.12%
2022 Total Daytime Population	15,045	91,714	303,215
Workers	10,265	41,065	143,095
Residents	4,780	50,649	160,120
Household Summary			
2010 Households	3,512	39,595	119,523
2010 Average Household Size	2.77	2.73	2.44
2020 Total Households	4,372	42,847	131,605
2020 Average Household Size	2.76	2.75	2.51
2022 Total Households	4,384	43,276	133,327
2022 Average Household Size	2.78	2.76	2.51
2027 Total Households	4,338	43,519	133,590
2027 Average Household Size	2.79	2.76	2.52
2022-2027 Annual Rate	-0.21%	0.11%	0.04%
2010 Families	2,671	28,841	76,526
2010 Average Family Size	3.16	3.17	3.03
2022 Families	3,287	31,249	85,147
2022 Average Family Size	3.20	3.22	3.13
2027 Families	3,249	31,356	85,233
2027 Average Family Size	3.21	3.23	3.14
2022-2027 Annual Rate	-0.23%	0.07%	0.02%
Housing Unit Summary			
2000 Housing Units	3,430	37,831	127,753
Owner Occupied Housing Units	74.0%	69.8%	68.6%
Renter Occupied Housing Units	21.2%	23.2%	22.0%
Vacant Housing Units	4.9%	7.0%	9.5%
2010 Housing Units	3,796	43,450	138,414
Owner Occupied Housing Units	65.0%	65.2%	61.9%
Renter Occupied Housing Units	27.6%	25.9%	24.4%
Vacant Housing Units	7.5%	8.9%	13.6%
2020 Housing Units	4,675	45,427	146,891
Vacant Housing Units	6.5%	5.7%	10.4%
2022 Housing Units	4,659	45,618	148,051
Owner Occupied Housing Units	53.3%	62.7%	61.0%
Renter Occupied Housing Units	40.8%	32.2%	29.1%
Vacant Housing Units	5.9%	5.1%	9.9%
2027 Housing Units	4,669	46,213	149,177
Owner Occupied Housing Units	53.8%	62.9%	61.2%
Renter Occupied Housing Units	39.2%	31.3%	28.3%
Vacant Housing Units	7.1%	5.8%	10.4%
Median Household Income			
2022	\$113,718	\$87,221	\$75,038
2027	\$129,366	\$102,690	\$89,671
Median Home Value			
2022	\$419,378	\$364,148	\$338,066
2027	\$431,710	\$387,646	\$373,537
Per Capita Income			
2022	\$50,829	\$43,193	\$42,921
2027	\$57,853	\$50,225	\$50,465
Median Age			
2010	37.1	37.6	41.5
2022	38.5	39.6	44.4
2027	40.2	40.3	45.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income			
Household Income Base	4,384	43,276	133,327
<\$15,000	4.0%	4.4%	7.2%
\$15,000 - \$24,999	3.2%	4.2%	6.0%
\$25,000 - \$34,999	3.2%	5.9%	7.5%
\$35,000 - \$49,999	6.5%	10.2%	11.7%
\$50,000 - \$74,999	13.7%	17.2%	17.5%
\$75,000 - \$99,999	12.4%	14.3%	13.3%
\$100,000 - \$149,999	19.3%	20.6%	17.0%
\$150,000 - \$199,999	20.8%	11.2%	8.6%
\$200,000+	16.9%	11.9%	11.1%
Average Household Income	\$143,492	\$119,540	\$109,252
2027 Households by Income			
Household Income Base	4,338	43,519	133,590
<\$15,000	2.4%	2.7%	5.1%
\$15,000 - \$24,999	1.7%	2.3%	4.3%
\$25,000 - \$34,999	2.1%	3.7%	5.7%
\$35,000 - \$49,999	3.9%	8.0%	9.5%
\$50,000 - \$74,999	11.5%	16.4%	16.3%
\$75,000 - \$99,999	14.3%	14.9%	13.9%
\$100,000 - \$149,999	20.9%	23.5%	20.2%
\$150,000 - \$199,999	23.6%	14.3%	11.6%
\$200,000+	19.7%	14.2%	13.4%
Average Household Income	\$164,151	\$139,304	\$129,001
2022 Owner Occupied Housing Units by Value			
Total	2,484	28,595	90,313
<\$50,000	0.5%	1.4%	4.3%
\$50,000 - \$99,999	1.2%	2.7%	7.8%
\$100,000 - \$149,999	0.2%	2.0%	4.1%
\$150,000 - \$199,999	0.2%	3.3%	5.0%
\$200,000 - \$249,999	1.2%	6.7%	7.7%
\$250,000 - \$299,999	7.4%	12.6%	11.2%
\$300,000 - \$399,999	33.5%	33.0%	26.3%
\$400,000 - \$499,999	30.4%	23.0%	17.2%
\$500,000 - \$749,999	17.4%	9.9%	12.2%
\$750,000 - \$999,999	6.3%	3.8%	3.1%
\$1,000,000 - \$1,499,999	1.1%	0.8%	0.6%
\$1,500,000 - \$1,999,999	0.5%	0.2%	0.2%
\$2,000,000 +	0.2%	0.4%	0.4%
Average Home Value	\$468,883	\$397,571	\$361,700
2027 Owner Occupied Housing Units by Value			
Total	2,510	29,070	91,301
<\$50,000	0.0%	0.0%	1.3%
\$50,000 - \$99,999	0.0%	0.1%	2.3%
\$100,000 - \$149,999	0.0%	0.5%	1.9%
\$150,000 - \$199,999	0.8%	2.4%	3.3%
\$200,000 - \$249,999	0.5%	4.6%	7.4%
\$250,000 - \$299,999	4.5%	10.0%	11.3%
\$300,000 - \$399,999	33.5%	36.8%	30.6%
\$400,000 - \$499,999	33.5%	28.4%	22.7%
\$500,000 - \$749,999	18.4%	12.2%	14.6%
\$750,000 - \$999,999	7.8%	2.6%	2.9%
\$1,000,000 - \$1,499,999	0.4%	1.8%	1.0%
\$1,500,000 - \$1,999,999	0.4%	0.2%	0.2%
\$2,000,000 +	0.1%	0.3%	0.4%
Average Home Value	\$481,056	\$430,794	\$410,083

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Rings: 1, 3, 5 mile radii

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	1 mile	3 mile	5 mile
2010 Population by Age			
Total	9,733	108,177	296,440
0 - 4	5.9%	6.0%	5.2%
5 - 9	7.5%	6.8%	5.7%
10 - 14	9.3%	7.5%	6.5%
15 - 24	12.0%	13.1%	12.0%
25 - 34	12.0%	12.6%	11.7%
35 - 44	17.2%	15.9%	13.9%
45 - 54	18.6%	17.0%	15.5%
55 - 64	10.7%	10.9%	11.7%
65 - 74	4.3%	5.5%	7.6%
75 - 84	1.9%	3.2%	6.1%
85 +	0.5%	1.4%	4.0%
18 +	72.3%	74.9%	78.4%
2022 Population by Age			
Total	12,171	119,591	339,442
0 - 4	5.3%	5.3%	4.6%
5 - 9	5.9%	5.7%	5.0%
10 - 14	6.4%	6.1%	5.5%
15 - 24	11.9%	11.9%	10.8%
25 - 34	14.8%	14.8%	13.0%
35 - 44	14.5%	13.1%	11.8%
45 - 54	14.6%	13.9%	12.6%
55 - 64	14.8%	14.1%	13.8%
65 - 74	8.2%	9.0%	11.4%
75 - 84	2.8%	4.3%	7.2%
85 +	0.7%	1.7%	4.3%
18 +	78.6%	79.1%	81.5%
2027 Population by Age			
Total	12,101	120,528	341,418
0 - 4	5.2%	5.3%	4.7%
5 - 9	5.5%	5.4%	4.8%
10 - 14	6.0%	5.9%	5.3%
15 - 24	9.4%	10.8%	9.9%
25 - 34	14.8%	14.5%	12.6%
35 - 44	16.8%	14.3%	12.7%
45 - 54	12.5%	12.5%	11.5%
55 - 64	14.1%	13.3%	12.9%
65 - 74	10.3%	10.4%	12.4%
75 - 84	4.4%	5.7%	8.9%
85 +	0.9%	1.9%	4.4%
18 +	79.8%	79.9%	82.2%
2010 Population by Sex			
Males	4,785	52,431	141,115
Females	4,949	55,747	155,326
2022 Population by Sex			
Males	5,948	57,859	161,271
Females	6,221	61,730	178,171
2027 Population by Sex			
Males	5,918	58,312	162,173
Females	6,182	62,216	179,243

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 28, 2022



Community Profile

Rings: 1, 3, 5 mile radii

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Latitude: 26.3106

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	1 mile	3 mile	5 mile
2010 Population by Race/Ethnicity			
Total	9,733	108,179	296,441
White Alone	78.5%	75.0%	76.4%
Black Alone	10.3%	12.8%	13.2%
American Indian Alone	0.1%	0.2%	0.2%
Asian Alone	5.8%	4.5%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.9%	4.4%	3.7%
Two or More Races	2.4%	3.2%	2.8%
Hispanic Origin	18.7%	20.4%	18.7%
Diversity Index	56.0	60.6	57.9
2020 Population by Race/Ethnicity			
Total	12,070	118,265	334,268
White Alone	52.4%	49.8%	52.7%
Black Alone	11.9%	14.6%	15.2%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	6.0%	5.1%	4.6%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	7.1%	8.9%	8.5%
Two or More Races	22.3%	21.3%	18.8%
Hispanic Origin	23.5%	24.6%	24.0%
Diversity Index	77.8	79.5	78.1
2022 Population by Race/Ethnicity			
Total	12,169	119,588	339,443
White Alone	50.4%	48.1%	51.1%
Black Alone	12.0%	14.6%	15.2%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	6.1%	5.2%	4.6%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	7.4%	9.3%	8.8%
Two or More Races	23.7%	22.6%	20.0%
Hispanic Origin	24.7%	25.7%	25.1%
Diversity Index	79.0	80.5	79.2
2027 Population by Race/Ethnicity			
Total	12,101	120,528	341,417
White Alone	45.6%	43.9%	47.1%
Black Alone	12.1%	14.7%	15.2%
American Indian Alone	0.3%	0.2%	0.3%
Asian Alone	6.3%	5.4%	4.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	8.2%	10.1%	9.6%
Two or More Races	27.3%	25.7%	22.9%
Hispanic Origin	26.6%	27.4%	26.8%
Diversity Index	81.2	82.3	81.2
2010 Population by Relationship and Household Type			
Total	9,734	108,178	296,441
In Households	99.9%	99.8%	98.2%
In Family Households	88.7%	86.8%	80.4%
Householder	27.0%	26.6%	25.8%
Spouse	21.0%	19.7%	19.1%
Child	34.2%	32.8%	28.8%
Other relative	4.5%	5.2%	4.6%
Nonrelative	1.9%	2.4%	2.1%
In Nonfamily Households	11.2%	13.0%	17.8%
In Group Quarters	0.1%	0.2%	1.8%
Institutionalized Population	0.0%	0.1%	1.5%
Noninstitutionalized Population	0.1%	0.1%	0.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2022 Population 25+ by Educational Attainment			
Total	8,572	84,870	251,492
Less than 9th Grade	1.6%	2.2%	2.8%
9th - 12th Grade, No Diploma	2.0%	3.3%	4.2%
High School Graduate	17.0%	22.8%	22.5%
GED/Alternative Credential	2.8%	3.0%	3.3%
Some College, No Degree	16.1%	17.4%	17.0%
Associate Degree	10.4%	11.0%	9.9%
Bachelor's Degree	32.0%	26.7%	25.6%
Graduate/Professional Degree	18.2%	13.6%	14.8%
2022 Population 15+ by Marital Status			
Total	10,026	99,146	288,143
Never Married	32.9%	32.9%	30.4%
Married	53.7%	51.9%	49.8%
Widowed	3.4%	3.9%	6.8%
Divorced	10.0%	11.3%	12.9%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,735	72,923	188,422
Population 16+ Employed	97.0%	96.1%	95.9%
Population 16+ Unemployment rate	3.0%	3.9%	4.1%
Population 16-24 Employed	10.3%	10.9%	10.0%
Population 16-24 Unemployment rate	9.3%	8.0%	10.5%
Population 25-54 Employed	64.1%	62.5%	60.0%
Population 25-54 Unemployment rate	2.7%	3.5%	3.5%
Population 55-64 Employed	21.0%	19.6%	20.0%
Population 55-64 Unemployment rate	1.4%	2.7%	2.8%
Population 65+ Employed	4.6%	7.0%	10.0%
Population 65+ Unemployment rate	0.0%	3.5%	4.0%
2022 Employed Population 16+ by Industry			
Total	7,501	70,101	180,617
Agriculture/Mining	0.5%	0.1%	0.0%
Construction	4.1%	8.0%	7.6%
Manufacturing	4.9%	4.9%	4.5%
Wholesale Trade	3.8%	3.1%	3.2%
Retail Trade	12.1%	12.8%	13.4%
Transportation/Utilities	5.5%	5.0%	5.1%
Information	2.4%	2.0%	2.1%
Finance/Insurance/Real Estate	12.7%	8.5%	8.5%
Services	51.2%	52.7%	52.1%
Public Administration	2.7%	3.0%	3.4%
2022 Employed Population 16+ by Occupation			
Total	7,503	70,102	180,615
White Collar	75.5%	67.0%	66.1%
Management/Business/Financial	26.0%	20.7%	20.1%
Professional	23.6%	21.7%	22.1%
Sales	14.5%	12.2%	11.8%
Administrative Support	11.5%	12.4%	12.0%
Services	14.7%	17.3%	16.7%
Blue Collar	9.8%	15.8%	17.2%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	2.0%	5.5%	5.5%
Installation/Maintenance/Repair	3.1%	3.2%	3.3%
Production	1.3%	2.3%	2.7%
Transportation/Material Moving	3.4%	4.8%	5.7%

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July 28, 2022



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2010 Households by Type			
Total	3,513	39,593	119,522
Households with 1 Person	17.5%	20.3%	29.3%
Households with 2+ People	82.5%	79.7%	70.7%
Family Households	76.0%	72.8%	64.0%
Husband-wife Families	59.2%	54.0%	47.4%
With Related Children	33.3%	27.8%	21.0%
Other Family (No Spouse Present)	16.8%	18.8%	16.6%
Other Family with Male Householder	4.3%	5.1%	4.3%
With Related Children	2.5%	2.9%	2.3%
Other Family with Female Householder	12.5%	13.7%	12.2%
With Related Children	9.3%	8.8%	7.4%
Nonfamily Households	6.5%	6.8%	6.7%
All Households with Children	45.5%	39.9%	31.0%
Multigenerational Households	4.2%	4.6%	3.7%
Unmarried Partner Households	6.4%	7.0%	6.3%
Male-female	5.6%	6.1%	5.5%
Same-sex	0.9%	0.8%	0.8%
2010 Households by Size			
Total	3,512	39,592	119,523
1 Person Household	17.5%	20.3%	29.3%
2 Person Household	30.7%	31.3%	32.6%
3 Person Household	20.1%	19.8%	16.0%
4 Person Household	21.2%	17.8%	13.6%
5 Person Household	6.8%	7.1%	5.6%
6 Person Household	2.6%	2.4%	1.9%
7 + Person Household	1.0%	1.2%	1.0%
2010 Households by Tenure and Mortgage Status			
Total	3,513	39,588	119,536
Owner Occupied	70.2%	71.6%	71.7%
Owned with a Mortgage/Loan	59.2%	57.4%	50.4%
Owned Free and Clear	11.0%	14.2%	21.3%
Renter Occupied	29.8%	28.4%	28.3%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	118	106	99
Percent of Income for Mortgage	19.4%	22.0%	23.7%
Wealth Index	137	116	113
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,796	43,450	138,414
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	9,734	108,178	296,441
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Workday Drive (4A)	Home Improvement (4B)	Home Improvement (4B)
2.	Professional Pride (1B)	Workday Drive (4A)	The Elders (9C)
3.	Enterprising Professionals (2D)	Bright Young Professionals (8C)	Professional Pride (1B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$14,144,705	\$118,481,956	\$332,402,146
Average Spent	\$3,226.44	\$2,737.82	\$2,493.13
Spending Potential Index	134	114	103
Education: Total \$	\$11,584,089	\$95,390,400	\$268,591,374
Average Spent	\$2,642.36	\$2,204.23	\$2,014.53
Spending Potential Index	135	112	103
Entertainment/Recreation: Total \$	\$21,665,022	\$177,630,408	\$502,405,012
Average Spent	\$4,941.84	\$4,104.59	\$3,768.22
Spending Potential Index	135	112	103
Food at Home: Total \$	\$34,915,173	\$298,704,178	\$854,576,783
Average Spent	\$7,964.23	\$6,902.31	\$6,409.63
Spending Potential Index	129	111	104
Food Away from Home: Total \$	\$25,184,840	\$212,991,028	\$598,155,763
Average Spent	\$5,744.72	\$4,921.69	\$4,486.38
Spending Potential Index	133	114	104
Health Care: Total \$	\$40,906,514	\$340,671,167	\$990,132,286
Average Spent	\$9,330.87	\$7,872.06	\$7,426.34
Spending Potential Index	132	111	105
HH Furnishings & Equipment: Total \$	\$15,673,553	\$127,631,767	\$358,701,701
Average Spent	\$3,575.17	\$2,949.25	\$2,690.39
Spending Potential Index	140	115	105
Personal Care Products & Services: Total \$	\$6,011,904	\$50,572,780	\$145,348,040
Average Spent	\$1,371.33	\$1,168.61	\$1,090.16
Spending Potential Index	134	115	107
Shelter: Total \$	\$132,466,923	\$1,126,381,668	\$3,203,272,421
Average Spent	\$30,216.00	\$26,027.86	\$24,025.68
Spending Potential Index	132	114	105
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,818,623	\$136,227,971	\$391,693,666
Average Spent	\$3,836.36	\$3,147.89	\$2,937.84
Spending Potential Index	141	116	108
Travel: Total \$	\$18,020,341	\$144,644,227	\$407,746,030
Average Spent	\$4,110.48	\$3,342.37	\$3,058.24
Spending Potential Index	143	116	106
Vehicle Maintenance & Repairs: Total \$	\$7,313,990	\$61,641,778	\$174,665,488
Average Spent	\$1,668.34	\$1,424.39	\$1,310.05
Spending Potential Index	132	113	104

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.